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|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | 0 |
| SIF \$ | 0 |

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

02008-36691
 BLDG ADDRESS 2201 RENAISSANCE BLVD SQ. FT. OF PROPOSED BLDGS/ADDITION 30 X 10
 TAX SCHEDULE NO. 2945-183-07-001 SQ. FT. OF EXISTING BLDGS 1600
 SUBDIVISION RENAISSANCE TOTAL SQ. FT. OF EXISTING & PROPOSED 300
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER VERNON F. BROCK NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) ADDRESS 2201 RENAISSANCE BLVD USE OF EXISTING BUILDINGS Residence
 (1) TELEPHONE 970-265-0256 DESCRIPTION OF WORK & INTENDED USE Patio Cover
 (2) APPLICANT VERN BROCK TYPE OF HOME PROPOSED:
 (2) ADDRESS 2201 RENAISSANCE _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 970-263-0256 Other (please specify) Patio Cover

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 7' from PL, Rear 25' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS _____ TRAFFIC _____ ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

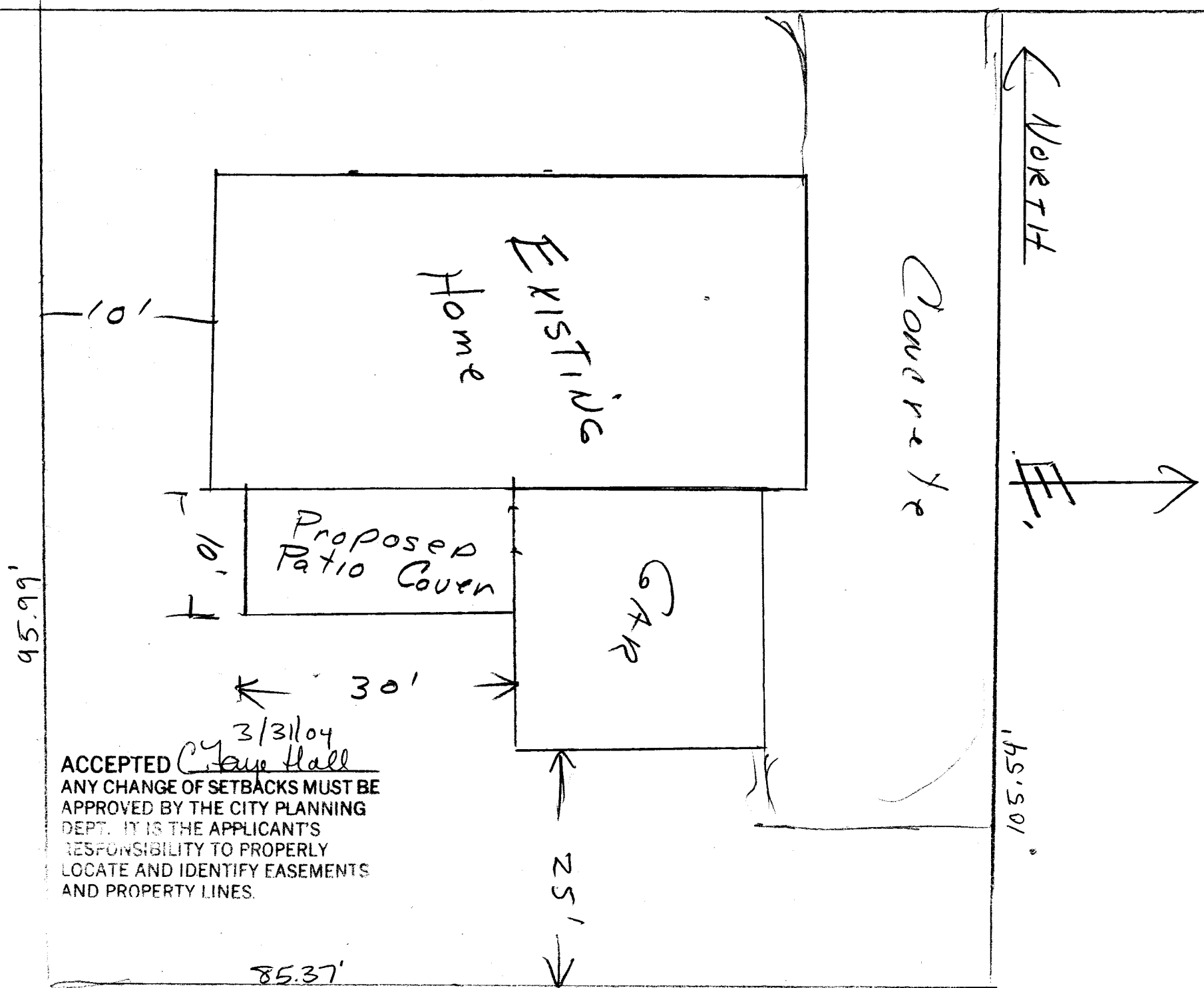
Applicant Signature Vern Brock Date 3-31-04
 Department Approval C. J. Hall Date 3/31/04

| | | | |
|--|---------------------|--|--------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. <u>no charge</u> |
| Utility Accounting <u>CM Cole</u> | Date <u>3/31/04</u> | | |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

RENAISSANCE ROAD



ACCEPTED 3/31/04
C. Jay Hall
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.